

Property Details and ROI Sheet

1199 Parkrose Ave Memphis, TN 38109

| House Details | Built 1970 |
|----------------------------|--------------|
| Bed Rooms | 4 |
| Bath Rooms | 1.5 |
| Basement | None |
| Living Area Sq Footage | 1970 |
| Lot Sq Footage | 10,875 |
| Exterior | Brick / Wood |
| Parking | 1 car garage |
| Heating | Central |
| A/C | Central |
| Replacement Cost (\$75/ft) | \$1,077 |
| Current Value (ARV) | \$65,000 |
| County Assessment | \$65,000 |

| Approved Rent Range | Low | High |
|---------------------|-------|-------|
| | \$775 | \$825 |

| Loan Assumptions | Int Rate | Yrs Am |
|------------------|----------|--------|
| | 4.75% | 30 |

PROPERTY PERFORMANCE SNAPSHOT

| | |
|------------------------------|----------------|
| Monthly Cash Flow | \$326 |
| Yearly Cash Flow | \$3,914 |
| Cap Rate | 11.0% |
| Gross Rent Multiplier | 6.77 |
| Cash on Cash ROI | 22.3% |

Financed Purchase ROI Yearly Snapshot

| | |
|---|-----------------|
| Purchase Price | \$65,000 |
| Closing Cost & Prepays | \$4,525 |
| Total Out of Pocket Expense | \$17,525 |
| Monthly Rent (Middle of Range) | \$800 |
| Yearly Rent Income | \$9,600 |
| Gross Yearly Return | 14.8% |
| Yrly Loan Cost (Princ & Int) | \$3,255 |
| Property Taxes / Yr | \$943 |
| Management Fee / Yr(8%) | \$768 |
| Insurance / Yr (Estimate) | \$720 |
| HOA Fees / Yr | \$0 |
| Maintenance Allowance | \$0 |
| Vacancy Allowance | \$0 |
| Total Yearly Cost | \$5,686 |
| Net Yearly Income | \$3,914 |
| Net Yearly Return (w/o main & vac) | 22.3% |



Financed Purchase ROI Monthly Snapshot

| | |
|---|-----------------|
| Purchase Price | \$65,000 |
| Closing Cost & Prepays | \$4,525 |
| Total Out of Pocket Expense | \$17,525 |
| Monthly Rent (Middle of Range) | \$800 |
| Yearly Rent Income | \$9,600 |
| Loan Payment (Princ & Int) | \$271 |
| Property Taxes/Mthly | \$79 |
| Management Fee/Mthly (8%) | \$64 |
| Insurance/Mthly (Estimate) | \$60 |
| Maint Allowance/Mthly | \$0 |
| Vacancy Allowance/Mthly | \$0 |
| HOA/Mthly (If Applicable) | \$0 |
| Total Monthly Cost | \$474 |
| Net Monthly Cash Flow | \$326 |
| Net Yearly Return (w/o main & vac) | 22.3% |



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